

082.A

Map

0002

Block

0486.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 452,500 /

USE VALUE: 452,500 /

ASSESSED: 452,500 /

Total Card /

452,500

Total Parcel

452,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
486		SUMMER ST, ARLINGTON

Unit #:

Owner 1: VOLPE JAIME &

Owner 2: VOLPE DAVID M

Owner 3: RESIDENTIAL R E SERVICES LLC

Street 1: 10 CEDAR ST

Street 2:

Twn/City: WOBURN

St/Prov: MA

Cntry

Own Occ: N

Postal: 01801

Type:

OWNERSHIP

Owner 1: VOLPE JAIME &

Owner 2: VOLPE DAVID M

Owner 3: RESIDENTIAL R E SERVICES LLC

Street 1: 10 CEDAR ST

Street 2:

Twn/City: WOBURN

St/Prov: MA

Cntry

Own Occ: N

Postal: 01801

Type:

PREVIOUS OWNER

Owner 1: MORRIS CAROL A/ESTATE -

Owner 2: -

Street 1: 486 SUMMER ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1953, having primarily Vinyl Exterior and 1195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7703																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	452,500			452,500
Total Card	0.000	452,500			452,500
Total Parcel	0.000	452,500			452,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	378.66	/Parcel:	378.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	452,500	0	.		452,500		Year end	12/23/2021
2021	102	FV	439,400	0	.		439,400		Year End Roll	12/10/2020
2020	102	FV	432,900	0	.		432,900	432,900	Year End Roll	12/18/2019
2019	102	FV	466,800	0	.		466,800	466,800	Year End Roll	1/3/2019
2018	102	FV	449,400	0	.		449,400	449,400	Year End Roll	12/20/2017
2017	102	FV	355,200	0	.		355,200	355,200	Year End Roll	1/3/2017
2016	102	FV	326,000	0	.		326,000	326,000	Year End	1/4/2016
2015	102	FV	296,300	0	.		296,300	296,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRIS CAROL A,	66456-524		12/1/2015	Estate/Div	363,700	No	No		Carol A Morris dod 2/17/2015
JAMES KATE T,	61962-66		6/6/2013		319,000	No	No		
FRANKLIN ARLING	47564-260		6/2/2006		335,500	No	No		
FRANKLIN ARLING	44412-57		1/3/2005	Family		No	No		M DEED

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2004	943	Redo Kit	23,590			G6	GR FY06	REDO BTH, SLIDER,
9/29/2004	940	Redo Kit	23,590			G6	GR FY06	REDO BTH, SLIDER,
6/8/2004	531	Siding	13,125					VINYL, REROOF, REP

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Measured	DGM	D Mann
3/17/2016	SQ Returned	EMK	Ellen K
12/28/2005	External Ins	BR	B Rossignol
6/20/2005	MLS	BR	B Rossignol
3/28/2005	Info Fm Prmt	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
12/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1953	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G7	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	2.450000048
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474293
Depreciation:	21817
Depreciated Total:	452476

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	349.95
Special Features:	0		Val/Su Net:	378.66
Final Total:	452500		Val/Su SzAd	378.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,195	411.710	491,99
Net Sketched Area:		1,195	Total:	491,99
Size Ad	1195 Gross Area		1195 FinArea	119

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
92						
92						
95						

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.A-0002-0486.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE

AssessPro Patriot Properties, Inc

